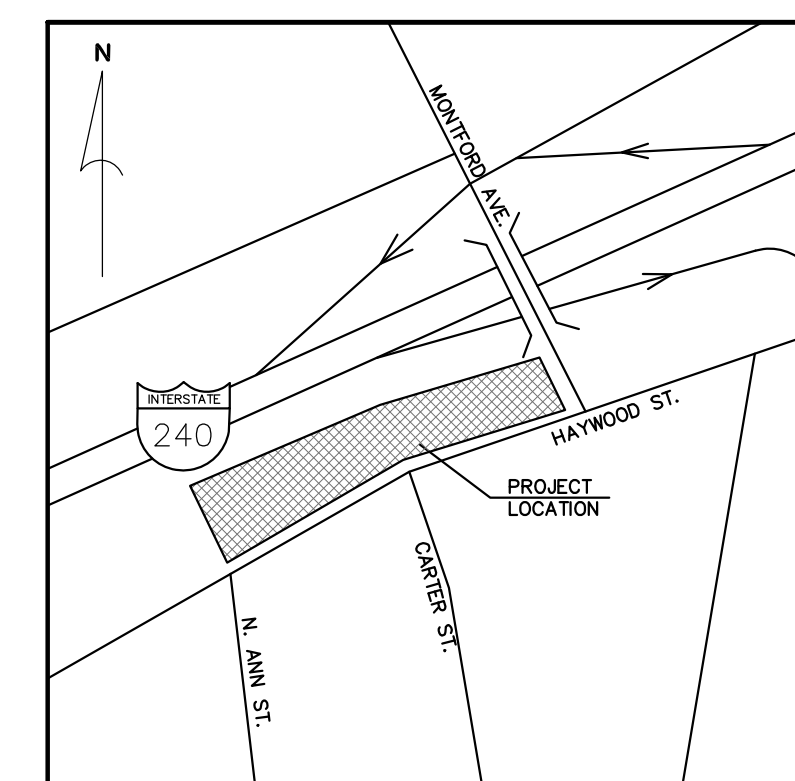


JULY 22, 2013

GUNATIT INVESTMENTS LLC
1255 CRESCENT GREEN SUITE 110
CARY, NORTH CAROLINA 27518
SHAUNAK PATEL
(919) 854-2797

INDEX OF SHEETS	
<u>Sheet No.</u>	<u>Title</u>
C0	COVER SHEET
C1	SURVEY (BY OTHERS)
C2	EXISTING CONDITIONS AND DEMOLITION PLAN
C3	SITE PLAN
C4	GRADING, EROSION CONTROL, AND STORM DRAINAGE PLAN
C5	UTILITY PLAN
L1	CONSTRUCTION STAGING PLAN
A3.0	LANDSCAPING PLAN
A3.1	ELEVATIONS
	ELEVATIONS



VICINITY MAP
(NOT TO SCALE)

OWNER/DEVELOPER:	QUANTIT INVESTMENTS, INC 12555 PRESCOTT GREEN SUITE 110 CARY, NORTH CAROLINA 27518
CONTACT:	SHAUNAK PATEL (919) 854-2797
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203
CONTACT:	CHRISTOPHER H. BYERS, AIA (704) 344-9098
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANAWA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	C. CHRIS DAY, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806
CONTACT:	MARTIN A. BARNES, PLS (828) 225-6562

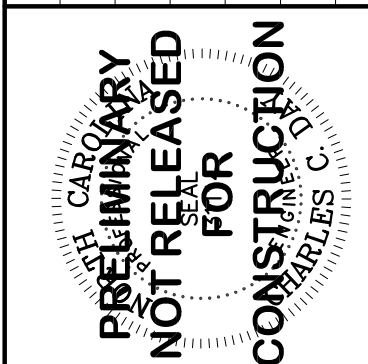
200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
PHONE (828) 252-5386
FAX (828) 252-5365

1210 S. MAIN STREET
WAYNESVILLE, NC 28786
PHONE (828) 452-4410
FAX (828) 456-5455

NCBLS LICENSE #: C-2184
www.childsignconcepts.com



	07/23/13	TRE SUBMITTAL	MAD
N/C	D.A.T.E.	D.E.S.C.R.I.P.T.I.O.N.	B.Y.



COVER FOR:

HYATT PLACE

GUNATIT INVESTMENTS LLC – ASHEVILLE, NORTH CAROLINA

DATE:	07/18/13
DRAWN BY:	MAD
CDC PROJECT NO.:	11332

SHEET

C0

I, Martin A. Barnes, certify that this map was drawn by me from an actual survey made under my supervision using traditional field procedures; that the boundaries not surveyed are clearly indicated by dashed lines as drawn from information found in deed books as shown; that the ratio of precision as calculated [(21 NCAC 56.1603)] is 1:10,000 or better (Class A); that the vertical control was completed to meet the Class C standard [(21 NCAC 56.1605 (a))]; that the topographic survey was performed at the 95 percent confidence level to meet Federal Geographic Data Committee Standards [(21 NCAC 56.1606 (3)(b))]; furthermore, that the horizontal and vertical control was tied to a GPS control network performed previously by this firm with the following data:

Horizontal Positional Accuracy: 0.007"
Vertical Positional Accuracy: 0.01"
Type of GPS Field Procedure: Static (Processed using Topcon Tools Software)
Date of Survey: 11/7/2011
Horizontal Datum/Epoch: NAD 83(2007)
Published/Fixed Horizontal Control: NCGS Monument "Long John"
Geod Model: GEOID09
Combined Grid Factor: 0.9997900
Units: U.S. Survey Feet

Witness my signature, License Number, and Seal this day of JUNE, 2013
Martin A. Barnes
Martin A. Barnes
N.C. Professional Land Surveyor
License # 4274



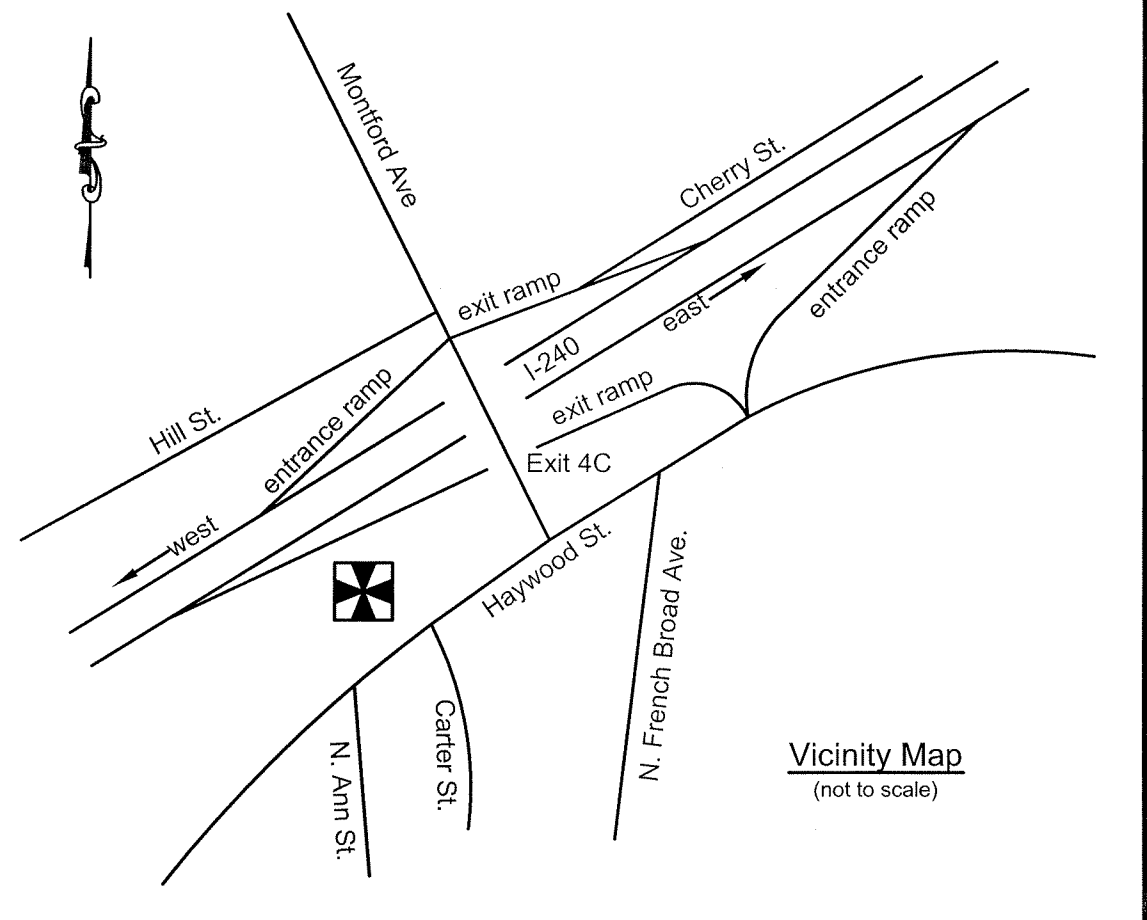
CURVE TABLE				
Curve	Radius	Arc Length	Chord Length	Chord Bearing
C1	6.94'	10.93'	9.84'	S 12°26'42" W

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 33°48'37" E	5.95'
L2	N 61°48'53" E	7.89'
L3	S 32°41'23" E	46.85'
L4	S 57°34'48" W	40.69'
L5	S 58°47'42" W	30.15'
L6	S 57°53'40" W	56.28'
L7	S 57°06'19" W	81.79'
L8	S 56°21'35" W	36.96'
L9	S 53°57'21" W	31.18'
L10	S 50°44'21" W	20.10'
L11	S 48°22'31" W	55.83'
L12	S 42°41'51" W	51.90'
L13	S 42°41'51" W	24.70'

Plat References:

1. Plat of Survey entitled "Property of Three Brothers" dated August 1963, by C. N. Baumann, and recorded in the Buncombe County Registry in Plat Book 32, Page 123 (plat reference not found in any conveyance deed).

Deed References:
Book 5098 Page 22
Book 4836 Page 1929
Book 3497 Page 699
Book 1319 Page 160
Book 1395 Page 728



NOTES

- This survey is of existing parcels of land. This plat is an addition to a previous survey dated January 30, 2013 by Ed Holmes & Associates of property located at 183 Haywood Street.
- Total Area = 59,800 ± square feet or 1.373 acres.
- All areas calculated by coordinate computation method.
- This survey was prepared without benefit of abstract title and matters of title should be referred to an attorney-at-law.
- This property may be subject to rights-of-way, easements, reservations and restrictions, written and unwritten, recorded and unrecorded, unknown and undiscovered during this survey.
- The certification shown hereon is not a certification of title, zoning or freedom from encumbrances.
- Adjoining property owner information obtained from the Buncombe County GIS website and documents of record.
- The underground utilities shown were located from paint markings made recently by utility locators for a construction project in progress on Haywood Street at the time of survey and are approximate. Call 1-800-632-4949 before digging.
- Based on graphical location information from the North Carolina Floodplain Mapping Program, the subject property does not lie within a special flood hazard area subject to inundation by the 1% annual flood chance, as shown on National Flood Insurance Program Flood Insurance Rate Map 3700964900J, effective date January 6, 2010.
- Any streams, creeks, ponds, lakes, wetlands, etc. located on this property, shown or not shown hereon, may be subject to buffer areas. It is the owner/developer's responsibility to have the areas designated by person(s)/firm(s) authorized, by the proper authorities, to make such determination.
- All distances shown hereon are horizontal ground distances unless otherwise noted.
- Contour intervals are: major-5 feet and minor-1 foot.
Vertical datum is NAVD 88.
- Property corners found or set are flush with adjacent grade unless otherwise noted.
- Street pavement markings from 2010 aerial photography obtained from NC OneMap website.

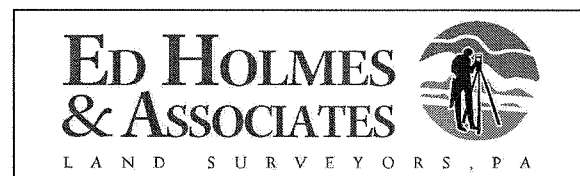
Boundary and Topographic Survey for
Parks Hospitality Group
of property owned by
Gunatit Investments, Inc.

and
PJS Properties, Inc.

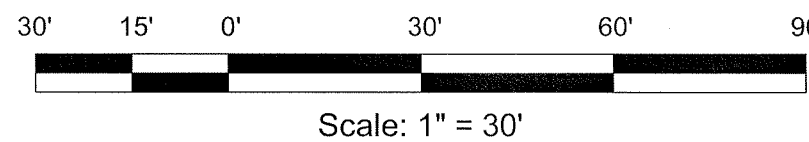
REFERENCES

PINs 9649-10-8891; -6676
Deed Book 5098 Page 22 (-8891)
Deed Book 4836 Page 1929 (-6676)
City of Asheville, Buncombe County, N.C.
Date of Survey: Jan. 21-30 and May 30-June 4, 2013
Drawn by: M. Barnes Checked by: R. Brown Job #13018

Martin A. Barnes, PLS L-4274

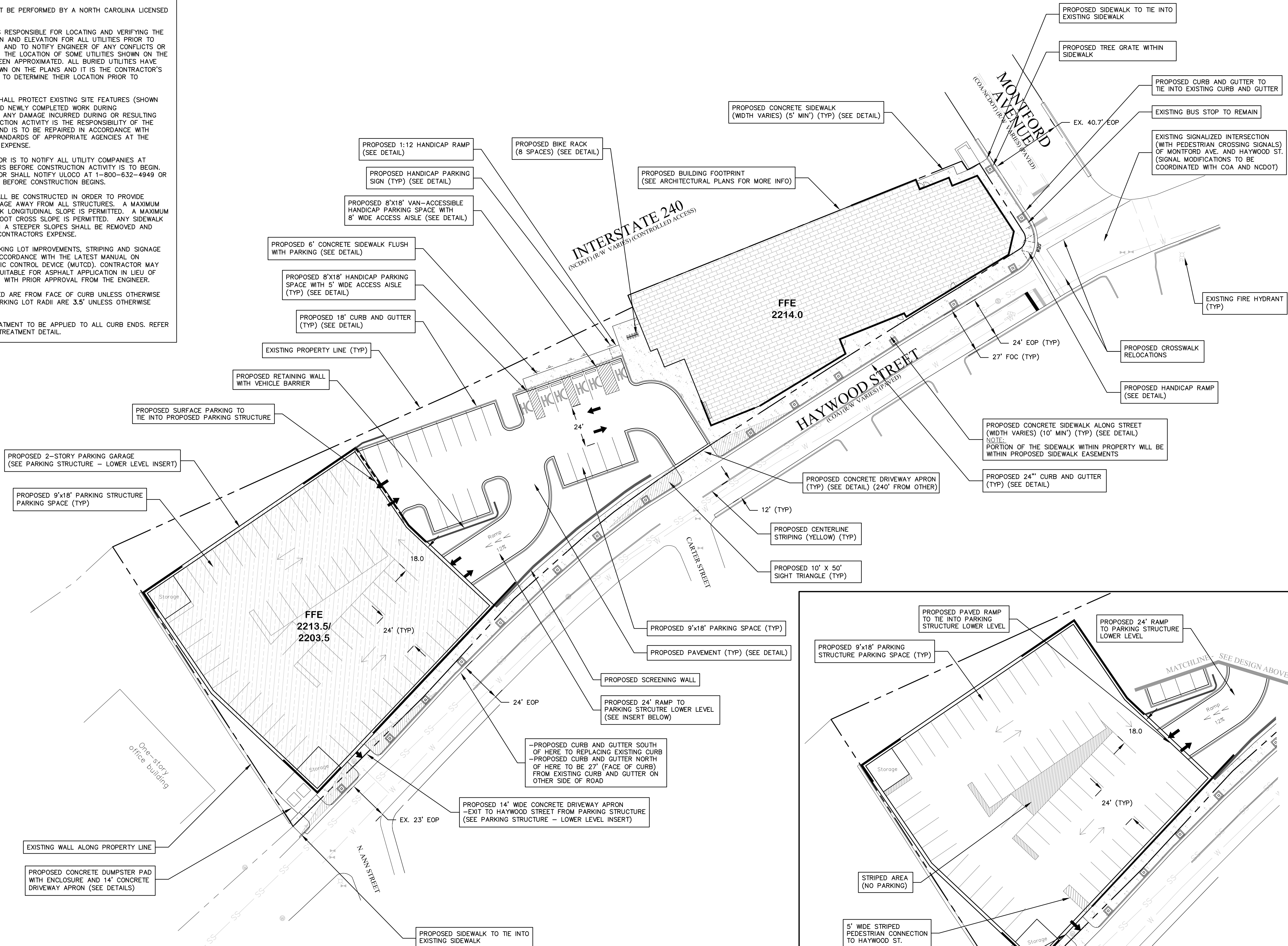


1567 Patton Ave. Asheville, NC 28806
Company Licensure # C-2806
828.225.6562

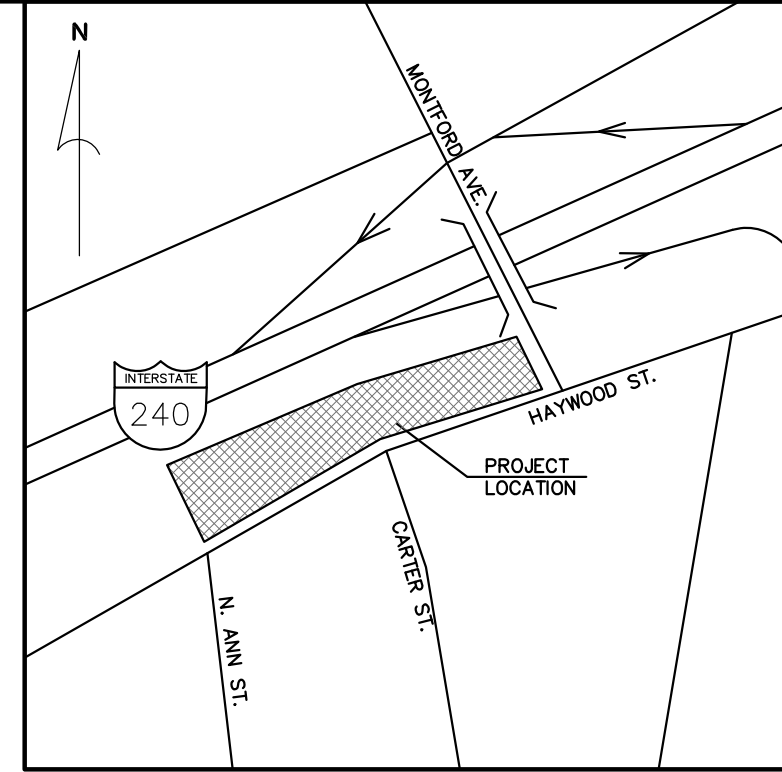


NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- SINGLE-PHASE CONSTRUCTION.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES (SHOWN TO REMAIN) AND NEWLY COMPLETED WORK DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.
- SIDEWALKS SHALL BE CONSTRUCTED IN ORDER TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. A MAXIMUM OF 5% SIDEWALK LONGITUDINAL SLOPE IS PERMITTED. A MAXIMUM OF 1/4" PER FOOT CROSS SLOPE IS PERMITTED. ANY SIDEWALK INSTALLED WITH A STEEPER SLOPE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD). CONTRACTOR MAY USE A PAINT SUITABLE FOR ASPHALT APPLICATION IN LIEU OF THERMOPLASTIC WITH PRIOR APPROVAL FROM THE ENGINEER.
- ALL RADII LISTED ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED. ALL PARKING LOT RADII ARE 3.5' UNLESS OTHERWISE NOTED.
- CURB END TREATMENT TO BE APPLIED TO ALL CURB ENDS. REFER TO CURB END TREATMENT DETAIL.



PARKING STRUCTURE - LOWER LEVEL INSERT



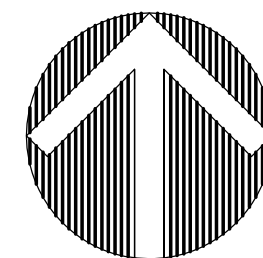
VICINITY MAP (NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	GUNAIT INVESTMENTS, INC. 1255 CRESCENT GREEN SUITE 110 CARY, NORTH CAROLINA 27518 SHAUNAK PATEL (919) 854-2797		
CONTACT:			
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203 CHRISTOPHER H. BYERS, AIA (704) 344-9098		
CONTACT:			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805 C. CHRIS DAY, P.E. (828) 252-5388		
CONTACT:			
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806 MARTIN A. BARNES, PLS (828) 225-6562		
CONTACT:			
PIN:	9649-10-8891 DB 5098 PG 22 9649-10-6678 DB 4836 PG 1929		
PROJECT LOCATION:	183 & 211 HAYWOOD ST, ASHEVILLE		
ZONING:	CBD - CENTRAL BUSINESS DISTRICT		
BUILDING USE:	HOTEL		
PROPERTY SIZE:	1.40 ACRES		
COA PERMIT #:			
SETBACKS:			
FRONT:	0' FEET		
SIDE:	0' FEET		
REAR:	0' FEET		
DISTURBED AREA:	1.7 ACRES (74,050 SF)		
IMPERVIOUS ACREAGE:	PERVIOUS		IMPERVIOUS
PRE-DEVELOPMENT:	0.18 ACRES (13%)		1.22 ACRES (87%)
POST-DEVELOPMENT:	0.33 ACRES (16%)		1.17 ACRES (84%)
VEHICULAR:			
REQUIRED SPACES:	N/A		
SPACES PROVIDED:	147		
SPACES REQUIRED:	6		
HANDICAPPED SPACES:	6		
SPACES PROVIDED:	6		
BICYCLE:			
MINIMUM REQUIRED:	8		
AMOUNT PROVIDED:	8		
BUILDING DATA:			
BUILDING:	DESCRIPTION	HEIGHT	STORIES
BUILDING 1	HOTEL	89'-0"	6
			GFA
			77600 SF
OPEN SPACE REQUIRED:	N/A		
LANDSCAPING REQUIREMENTS:	SEE L1		



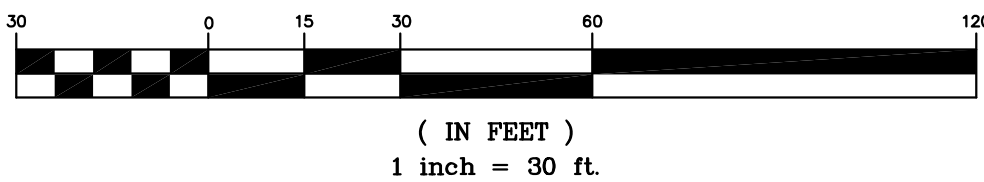
Know what's below.
Call before you dig.



NORTH

SITE PLAN

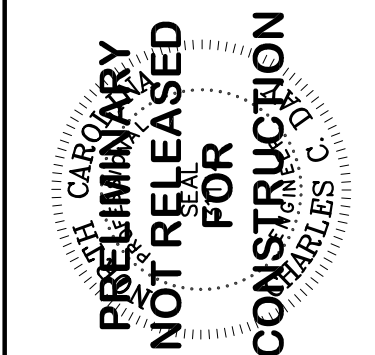
GRAPHIC SCALE



200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
PHONE (828) 252-5388
FAX (828) 252-5385
1210 S. MAIN STREET
WAYNESVILLE, NC 28796
PHONE (828) 452-4410
FAX (828) 452-5455
NCBELE LICENSE # C-2184
www.civildesignconcepts.com



MAD	BY
TRC SUBMITTAL	DESCRIPTION
07/23/13	DATE
1.	NO.

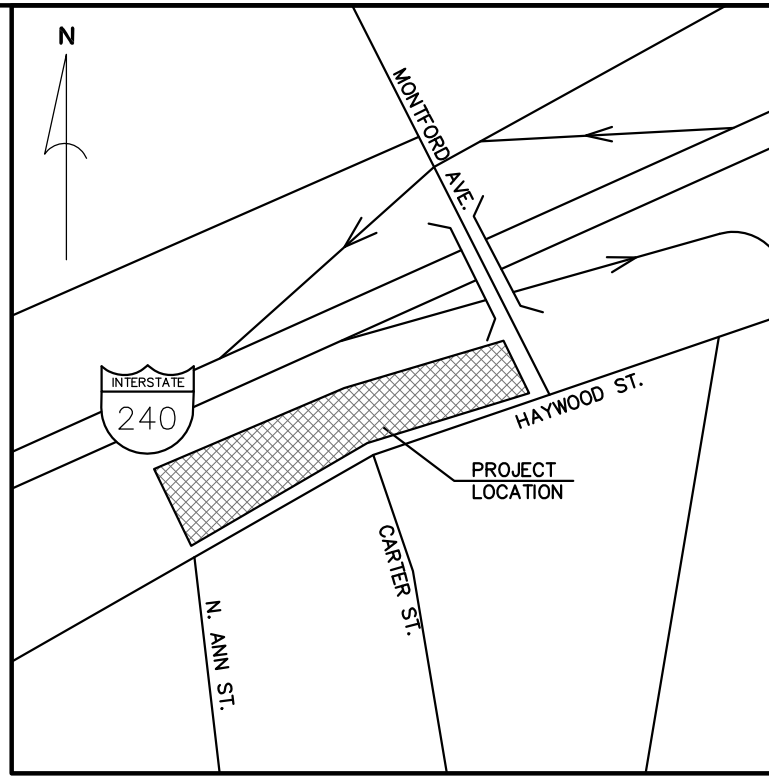


SITE PLAN FOR:
HYATT PLACE
GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

DATE: 07/18/13
DRAWN BY: MAD
CDC PROJECT NO.: 11332

SHEET

C2



VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA

OWNER/DEVELOPER:	GUNAIT INVESTMENTS, INC. 1255 CRESCENT GREEN SUITE 110 CARY, NORTH CAROLINA 27518 SHAUNAK PATEL (919) 854-2797
CONTACT:	
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203 CHRISTOPHER H. BYERS, AIA (704) 344-9098
CONTACT:	
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805 C. CHRIS DAY, P.E. (828) 252-5388
CONTACT:	
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806 MARTIN A. BARNES, PLS (828) 225-6562
CONTACT:	
PIN:	9649-10-8891 DB 5098 PG 22 9649-10-6678 DB 4836 PG 1929
PROJECT LOCATION:	183 & 211 HAYWOOD ST, ASHEVILLE
ZONING:	CBD - CENTRAL BUSINESS DISTRICT
BUILDING USE:	HOTEL
PROPERTY SIZE:	1.40 ACRES
COA PERMIT #:	
SETBACKS:	
FRONT:	0' FEET
SIDE:	0' FEET
REAR:	0' FEET
BUILDING DATA:	
BUILDING 1	DESCRIPTION HOTEL HEIGHT 89'-0" STORIES 6 GFA 77600 SF

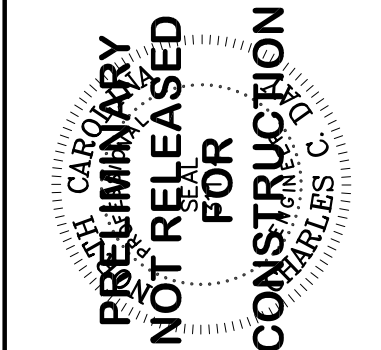
200 SWANNANOA RIVER ROAD
ASHEVILLE, NC 28805
PHONE (828) 252-5388
FAX (828) 252-5385

1210 S. MAIN STREET
WAYNESVILLE, NC 28798
PHONE (828) 452-4410
FAX (828) 452-5455

NCBELS LICENSE #: C-2184
www.civildesignconcepts.com



MAD	BY
TRC SUBMITTAL	DESCRIPTION
07/23/13	DATE
1.	NO.



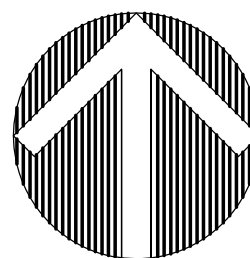
CONSTRUCTION STAGING PLAN FOR:

HYATT PLACE

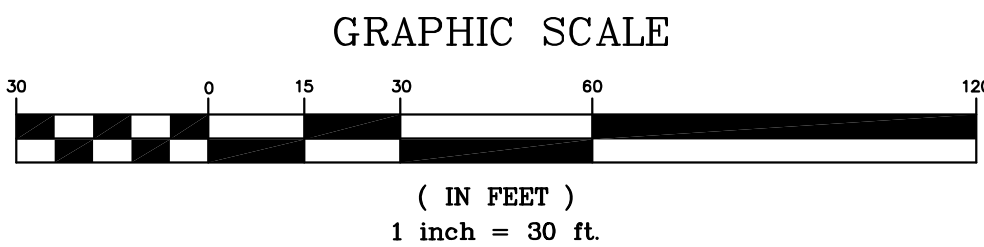
GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

DATE: 07/18/13
DRAWN BY: MAD
CDC PROJECT NO.: 11332

SHEET
C5

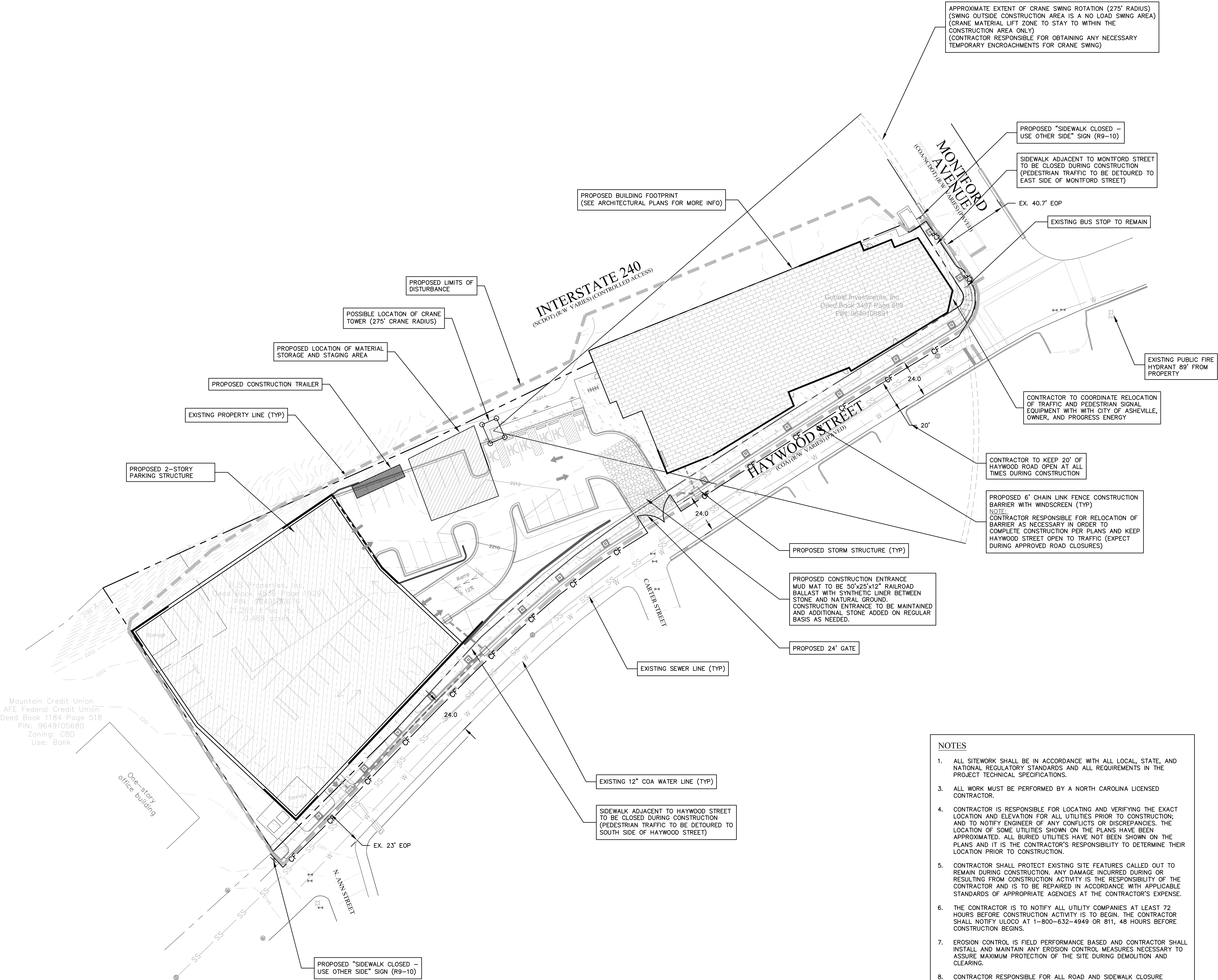


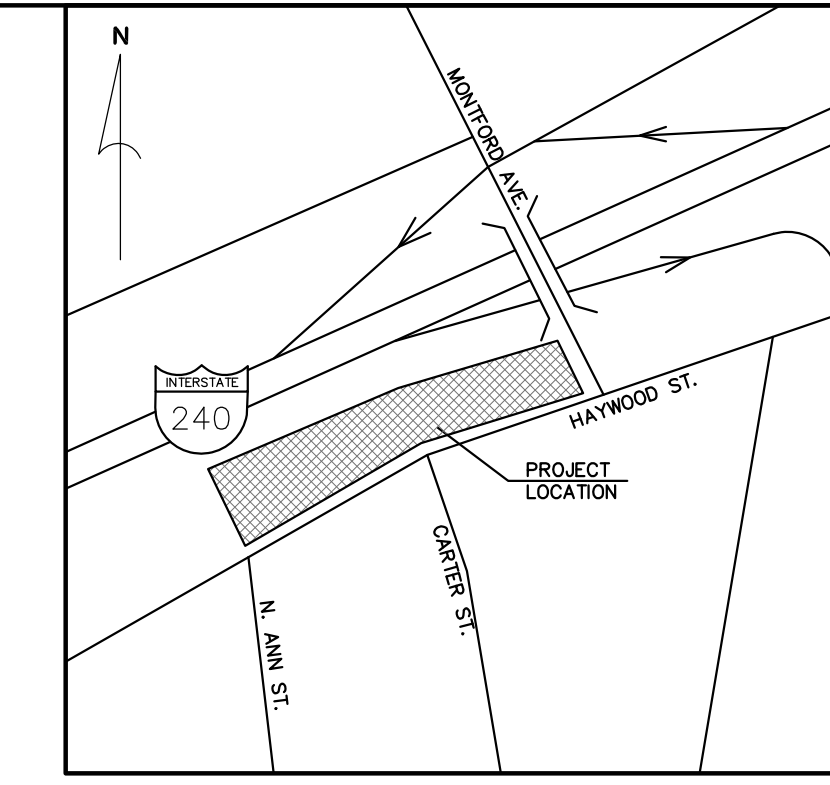
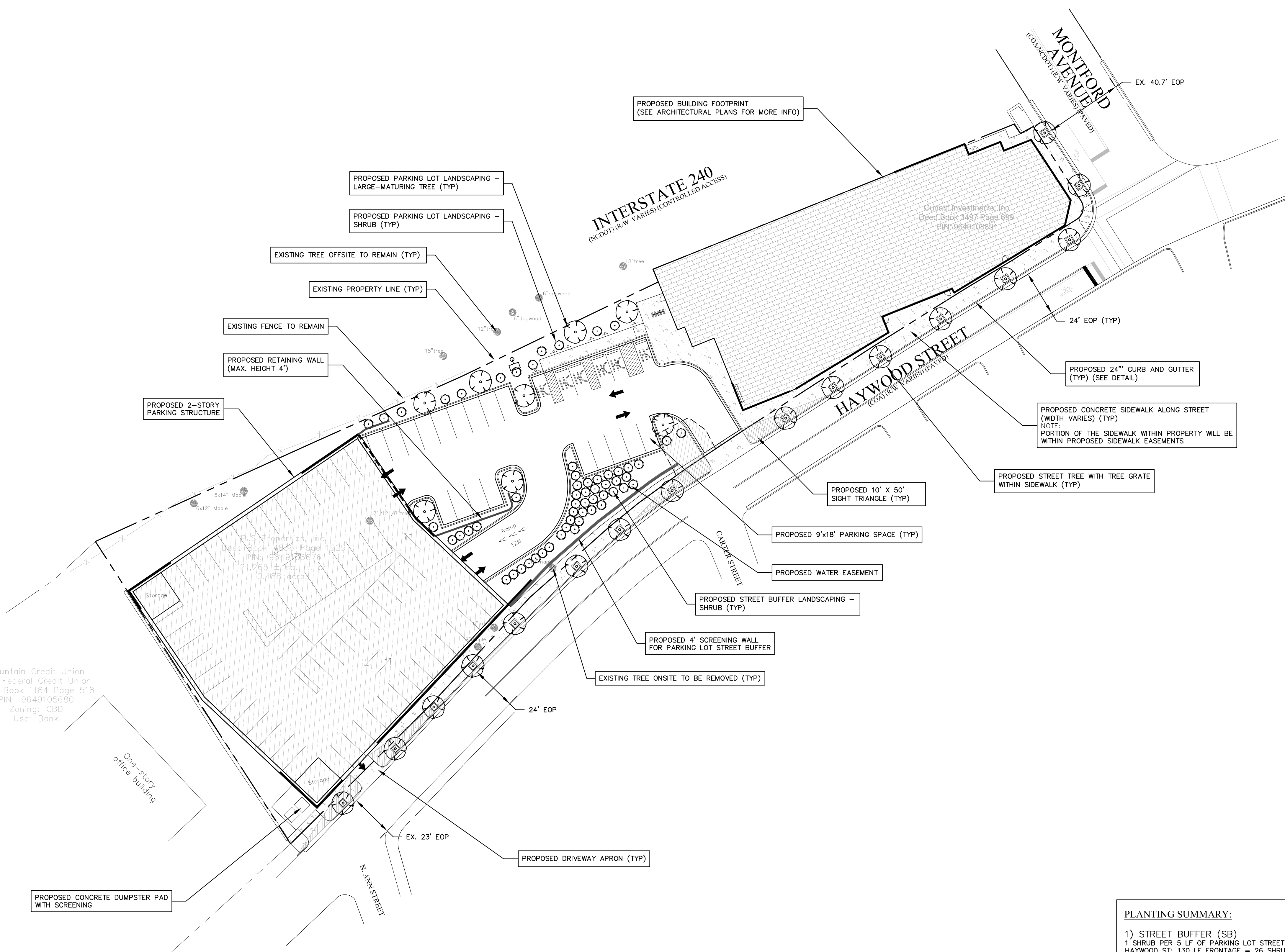
CONSTRUCTION STAGING PLAN



NOTES

- ALL SITEWORK SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS.
- ALL WORK MUST BE PERFORMED BY A NORTH CAROLINA LICENSED CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING AND VERIFYING THE EXACT LOCATION AND ELEVATION FOR ALL UTILITIES PRIOR TO CONSTRUCTION; AND TO NOTIFY ENGINEER OF ANY CONFLICTS OR DISCREPANCIES. THE LOCATION OF SOME UTILITIES SHOWN ON THE PLANS HAVE BEEN APPROXIMATED. ALL BURIED UTILITIES HAVE NOT BEEN SHOWN ON THE PLANS AND IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR LOCATION PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROTECT EXISTING SITE FEATURES CALLED OUT TO REMAIN DURING CONSTRUCTION. ANY DAMAGE INCURRED DURING OR RESULTING FROM CONSTRUCTION ACTIVITY IS THE RESPONSIBILITY OF THE CONTRACTOR AND IS TO BE REPAIRED IN ACCORDANCE WITH APPLICABLE STANDARDS OF APPROPRIATE AGENCIES AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY ULOCO AT 1-800-632-4949 OR 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.
- EROSION CONTROL IS FIELD PERFORMANCE BASED AND CONTRACTOR SHALL INSTALL AND MAINTAIN ANY EROSION CONTROL MEASURES NECESSARY TO ASSURE MAXIMUM PROTECTION OF THE SITE DURING DEMOLITION AND CLEARING.
- CONTRACTOR RESPONSIBLE FOR ALL ROAD AND SIDEWALK CLOSURE PERMITTING.
- ALL ROAD/PARKING LOT IMPROVEMENTS, STRIPING AND SIGNAGE SHALL BE IN ACCORDANCE WITH BOTH COA AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICE (MUTCD) STANDARDS AND SPECIFICATIONS.
- THERE IS TO BE NO USE OF RIGHT-OF-WAY THAT IS NOT WITHIN THE APPROVED STREET/SIDEWALK CLOSURE PERMIT(S). ALL STAGING/LAYDOWN AREAS TO BE WITHIN THE DESIGNATED CONSTRUCTION SITE ONLY.
- CONTRACTOR TO PROVIDE NECESSARY PARKING FOR CONSTRUCTION WORKERS.





VICINITY MAP
(NOT TO SCALE)

DEVELOPMENT DATA			
OWNER/DEVELOPER:	GUNAIT INVESTMENTS, INC. 1255 CRESCENT GREEN SUITE 110 CARY, NORTH CAROLINA 27518 SHAUNAK PATEL (919) 854-2797		
CONTACT:			
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203 CHRISTOPHER H. BYERS, AIA (704) 344-9098		
CONTACT:			
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805 C. CHRIS DAY, P.E. (828) 252-5388		
CONTACT:			
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806 MARTIN A. BARNES, PLS (828) 225-6562		
CONTACT:			
PIN:	9649-10-8891 DB 5098 PG 22 9649-10-6678 DB 4836 PG 1929		
PROJECT LOCATION:	183 & 211 HAYWOOD ST, ASHEVILLE		
ZONING:	CBD - CENTRAL BUSINESS DISTRICT		
BUILDING USE:	HOTEL		
PROPERTY SIZE:	1.40 ACRES		
COA PERMIT #:			
SETBACKS:	FRONT: 0' FEET SIDE: 0' FEET REAR: 0' FEET		
DISTURBED AREA:	1.7 ACRES (74,050 SF)		
IMPERVIOUS ACREAGE:	PERVIOUS 0.18 ACRES (13%) IMPERVIOUS 1.22 ACRES (87%)		
PRE-DEVELOPMENT:	0.18 ACRES (13%)		
POST-DEVELOPMENT:	0.33 ACRES (16%)		
OPEN SPACE REQUIRED:	N/A		


- NOTES**
- ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH ALL CITY OF ASHEVILLE REGULATORY STANDARDS AND ALL REQUIREMENTS IN THE PROJECT TECHNICAL SPECIFICATIONS. CONSULT ENGINEER TO FIELD ADJUST LANDSCAPING AS NECESSARY.
 - THE CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES AT LEAST 72 HOURS BEFORE CONSTRUCTION ACTIVITY IS TO BEGIN. THE CONTRACTOR SHALL NOTIFY NO ONE CALL AT 1-800-632-4949 OR 811, 48 HOURS BEFORE CONSTRUCTION BEGINS.
 - STREET TREE SPECIES WITHIN RIGHT-OF-WAY TO BE COORDINATED WITH CITY OF ASHEVILLE ARBORIST.
 - ALL GROUND COVER TO BE GRASS PER CITY OF ASHEVILLE PERMANENT SEEDING REQUIREMENTS.
 - TREES AND SHRUBS TO COMPLY WITH UDO AS FOLLOWS:
SMALL-MATURING DECIDUOUS TREE: SMALLER THAN 35 FEET AT MATURITY. THE MINIMUM TREE SIZE SHALL BE AT LEAST ONE AND ONE-HALF INCH CALIPER OR EIGHT TO TEN FEET HIGH AT TIME OF PLANTING.
LARGE SHRUB: MINIMUM FIVE GALLON CONTAINER OR TEN-INCH ROOT BALL WITH A HEIGHT OF 24 INCHES AT TIME OF PLANTING.
SMALL SHRUB: MINIMUM THREE GALLON CONTAINER OR EIGHT-INCH ROOT BALL WITH A HEIGHT OF 18 INCHES AT TIME OF PLANTING.

PLANTING SUMMARY:

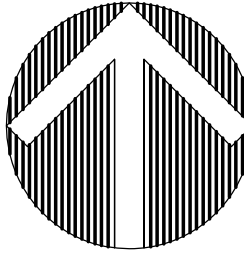
1) STREET BUFFER (SB)
1 SHRUB PER 5 LF OF PARKING LOT STREET FRONTAGE
HAYWOOD ST: 130 LF FRONTAGE = 26 SHRUBS
SHRUBS REQUIRED = 26
SHRUBS PROVIDED = 26

2) STREET TREES (ST)
1 LARGE MATURING TREE PER 40 LF OF STREET FRONTAGE
HAYWOOD ST: 53 FT FRONTAGE = 2 TREES
MONTFORD AVE: 542 FT FRONTAGE = 14 TREES
TREES REQUIRED = 16
TREES PROVIDED = 16


3) PARKING LOT LANDSCAPING (VUA)
1 TREE & 4 SHRUBS PER 1,500 SF OF VEHICLE USE AREA
11,300 SF OF VEHICLE USE AREA = 8 TREES & 32 SHRUBS
TREES REQUIRED = 8
TREES PROVIDED = 8
SHRUBS REQUIRED = 32
SHRUBS PROVIDED = 32



Know what's below.
Call before you dig.



NORTH



CIVIL DESIGN CONCEPTS, PA

MAD						BY
TRC SUBMITTAL						DESCRIPTION
07/23/13						DATE
1.						NO.

PRELIMINARY
NOT RELEASED
FOR
CONSTRUCTION

LANDSCAPING COMPLIANCE PLAN FOR:

HYATT PLACE

GUNAIT INVESTMENTS LLC - ASHEVILLE, NORTH CAROLINA

DATE: 07/18/13
DRAWN BY: MAD
CDC PROJECT NO.: 11332
SHEET
L1

DEVELOPMENT DATA

PROPERTY: HYATT PLACE, ASHEVILLE
183 & 211 HAYWOOD STREET
ASHEVILLE, NC 28801

OWNER/DEVELOPER: GUNATIT INVESTMENTS, INC
1255 CRESCENT GREEN SUITE 110
CARY, NORTH CAROLINA 27518
CONTACT: SHAUNAK PATEL
(919) 854-2797

ARCHITECT: RBA GROUP
1414-A SOUTH TRYON STREET
CHARLOTTE, NORTH CAROLINA 28203
CONTACT: CHRISTOPHER H. BYERS, AIA
(704) 344-9098

CIVIL ENGINEER: CIVIL DESIGN CONCEPTS, P.A.
200 SWANNANDA RIVER ROAD
ASHEVILLE, NORTH CAROLINA 28805
CONTACT: C. CHRIS DAY, P.E.
(828) 252-5388

SURVEYOR: ED HOLMES AND ASSOCIATES, L.A.
1567 PATTON AVE.
ASHEVILLE, NORTH CAROLINA 28806
CONTACT: MARTIN A. BARNES, PLS
(828) 225-6562

PIN: 9649-10-8891
DB 5098 PG 22
9649-10-6676
DB 4836 PG 1929

PROJECT LOCATION: 183 & 211 HAYWOOD ST, ASHEVILLE

ZONING: CBD - CENTRAL BUSINESS DISTRICT

BUILDING USE: HOTEL

PROPERTY SIZE: 1.40 ACRES

BUILDING HEIGHT: 89'-0" AF.F.F.
6 STORIES

1ST FLOOR AREA: +/- 15,100 SQ.FT.

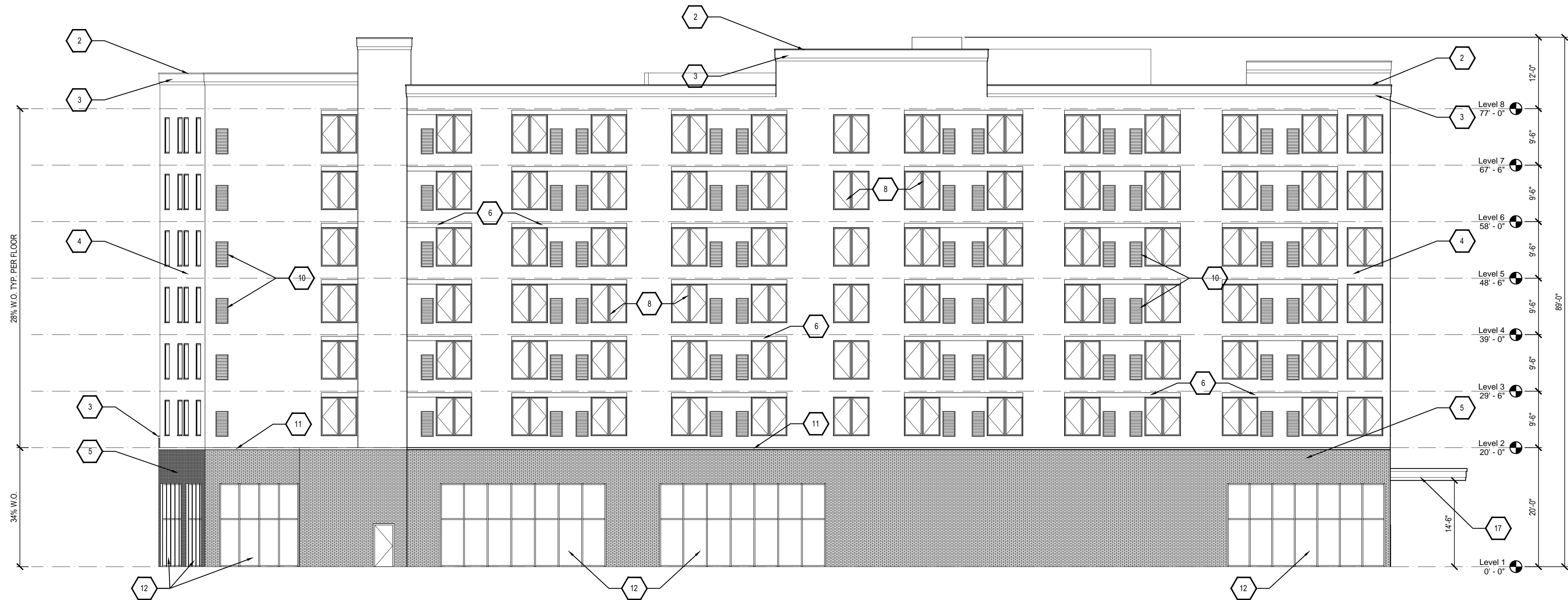
TYP. UPPER FLOORS: +/- 12,500 SQ.FT.

EXTERIOR NOTES

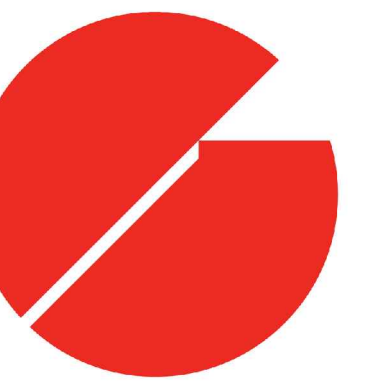
- 1 PREFINISHED ALUMINUM STANDING SEAM METAL ROOF
- 2 PREFINISHED ALUMINUM COPING
- 3 EIFS CORNICE
- 4 EIFS
- 5 BRICK VENEER
- 6 EIFS BAND
- 7 EIFS V-GROOVE REVEAL
- 8 ALUMINUM WINDOW
- 9 ANODIZED ALUMINUM RAILING SYSTEM
- 10 HVAC UNIT EXTERIOR GRILLE, COLOR TO MATCH WINDOW FRAME
- 11 CAST STONE CAP
- 12 ALUMINUM STOREFRONT GLAZING SYSTEM
- 13 ALUMINUM STOREFRONT BI-PARTING DOORS WITH TRANSOM
- 14 ALUMINUM CANOPY WITH INTEGRAL GUTTER AND DOWNSPOUT, TIED INTO UNDERGROUND STORM WATER SYSTEM
- 15 EXTERIOR ILLUMINATED SIGNAGE WITH PLYWOOD BACKER, COORDINATE EXTERIOR JUNCTION BOX WITH ELECTRICAL
- 16 MASONRY EXPANSION JOINT, COLOR SELECTED BY ARCHITECT
- 17 ALUMINUM CLAD CANOPY
- 18 PORTE CHOCHER



2 SOUTH HAYWOOD ELEVATION
A3.0 3/32" = 1'-0"



1 NORTH I-240 ELEVATION
A3.0 3/32" = 1'-0"



RBA GROUP
ARCHITECTURE+INTERIORS

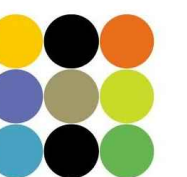
1414 - A S. TRYON ST
CHARLOTTE, NC 28203
TEL :: 704 . 344 . 9098

PRELIMINARY TRC
SUBMITTAL SET

TRC SET #1
OWNER SET #0
FRANCHISE SET #0
BUILDING DEPT #0

ISSUE DATE 07.24.13

HYATT PLACE
ASHEVILLE, NC



**HYATT
PLACE™**

REVISION			DATE
no.	date	comment	

DRAWN BY DSL
CHECKED BY CRA
PROJECT DATE 07.01.13
PROJECT NUMBER 13-1516R

A3.0

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DEVELOPMENT DATA	
PROPERTY:	HYATT PLACE, ASHEVILLE 183 & 211 HAYWOOD STREET ASHEVILLE, NC 28801
OWNER/DEVELOPER:	GUNATIT INVESTMENTS, INC 1255 CRESCENT GREEN SUITE 110 CARY, NORTH CAROLINA 27518
CONTACT:	SHAUNAK PATEL (919) 854-2797
ARCHITECT:	RBA GROUP 1414-A SOUTH TRYON STREET CHARLOTTE, NORTH CAROLINA 28203
CONTACT:	CHRISTOPHER H. BYERS, AIA (704) 344-9098
CIVIL ENGINEER:	CIVIL DESIGN CONCEPTS, P.A. 200 SWANNANOA RIVER ROAD ASHEVILLE, NORTH CAROLINA 28805
CONTACT:	C. CHRIS DAY, P.E. (828) 252-5388
SURVEYOR:	ED HOLMES AND ASSOCIATES, L.A. 1567 PATTON AVE. ASHEVILLE, NORTH CAROLINA 28806
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TYP. UPPER FLOORS:	+/- 12,500 SQ.FT.

EXTERIOR NOTES	
1	PREFINISHED ALUMINUM STANDING SEAM METAL ROOF
2	PREFINISHED ALUMINUM COPING
3	EIFS CORNICE
4	EIFS
5	BRICK VENEER
6	EIFS BAND
7	EIFS V-GROOVE REVEAL
8	ALUMINUM WINDOW
9	ANODIZED ALUMINUM RAILING SYSTEM
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15	EXTERIOR ILLUMINATED SIGNAGE WITH PLYWOOD BACKER, COORDINATE EXTERIOR JUNCTION BOX WITH ELECTRICAL
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